

REPORT NUMBER 291-2025-Growth-Development Services-Planning Services

DATE PREPARED	December 6, 2023	FILE	58T-13505
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MEETING DATE City Council - October 7, 2025

SUBJECT 291-2025 - Amend Draft Approval of a Plan of Subdivision - Gemstone Estates Stage 6

RECOMMENDATION

WITH RESPECT to Report 291-2025 - Amend Draft Approval of a Plan of Subdivision - Gemstone Estates Stage 6, we recommend that the request by 2298184 Ontario Inc. to extend draft plan approval (58T-13505) as it applies to Gemstone Estates Stage 6 Draft Plan of Subdivision, being a portion of Part of Mining Location R3 described as Parts 1, 2, 3, and 4 on RP 55R-10449, Parts 1 and 2 on RP 55R-8139, and Part 1 on RP 55R-8139 except Part 1 on RP 55R-9814 (west of Aquamarine Drive which is located on the western end of Wardrope Avenue, west of Hilldale Road), to January 19, 2028, subject to the conditions outlined in Attachment "B" and on the redlined plan dated January 19, 2015 Draft Plan of Subdivision prepared by J.D. Barnes in Attachment "C" to Report 291-2025 (Planning Services); be approved;

AND THAT any necessary By-laws be presented to City Council for ratification.

EXECUTIVE SUMMARY

The subject lands received draft approval for a plan of subdivision, known as Gemstone Estates Stages 5 and 6, on January 19, 2015. This subdivision is comprised of 62 lots for developing low-rise residential on full urban services, with 4 lots for mid-rise residential, 5 new streets, and 3 blocks of land for walkways, future streets, and parkland. Stage 5 (28 lots) has now been registered. The draft approval for Stage 6 (38 lots) will lapse without an extension.

Administration is recommending that an extension be granted, subject to the remaining conditions, given that Stage 5 is completed, and most conditions have been completed for Stage 6.

DISCUSSION

The lands (shown on Attachment A) have draft approval for a residential plan of subdivision that is to be fully serviced with municipal piped water, sanitary sewer, and storm sewers. The subdivision is comprised of 62 lots for developing low-rise residential, with 4 lots for mid-rise residential, 5 new streets, and 3 blocks of land for walkways, future streets, and parkland. In a full build out, the plan has the potential to accommodate up to 242 residential units. Stage 5 consisted of 28 lots with the potential of up to 94 units. Stage 6 consists of 38 lots with the potential of up to 148 units.

All conditions were completed for Stage 5 and 28 lots have now been registered with home construction well underway. The draft approval for Stage 6, being the remaining 38 lots, will lapse on January 19, 2026, without an extension.

Most of the conditions of draft plan approval have already been completed for Stage 6. The execution of a Subdivision Agreement with the City is to still occur. The Developer has largely completed the engineering design required to meet the conditions of draft plan approval, to allow for this draft approved plan to move toward final registration. The Developer's consulting engineer has the final drawings largely completed.

The Developer explained that the reasons for delay are due in part to the unpredictable availability of materials. Proceeding under these conditions would lead to substantially higher material costs, which would in turn elevate lot prices, an outcome the Developer is committed to avoiding in the interest of future home buyers.

Additionally, the Developer, is experiencing a workforce shortage this season and has committed available resources to public projects. Consequently, subdivision work has been deferred until winter/spring 2026. As such, the conditions of draft approval for Stage 6 have not been fully completed and the Developer has requested an extension to January 19, 2028.

Planning, Engineering, and Parks and Open Spaces staff as well as applicable representatives of the utilities, have reviewed the draft conditions and do not require additional modifications to draft approval.

Given that the Developer has completed Stage 5 and is working towards completion of the remaining conditions for Stage 6, the Planning Services and the Engineering Division support the Developer's request to extend Draft Plan Approval to January 19, 2028.

FINANCIAL IMPLICATION

There are no direct financial implications associated with this report.

CONCLUSION

Administration recommends that draft plan approval for Stage 6 of the Gemstone Estates Subdivision be extended and that the conditions of draft plan approval be modified as contained in Attachment "B".

BACKGROUND

The subject lands received draft approval for a plan of subdivision (Gemstone Estates Stages 5 and 6) on January 19, 2015 under application by a previous owner (686984 Ontario Ltd.). The development did not proceed and in 2015, 2298184 Ontario Inc., purchased the lands. The draft approval was extended four times previously; in 2017, 2019, 2021, and 2023.

REFERENCE MATERIAL ATTACHED

Attachment "A" – Property Location
Attachment "B" – Conditions of Draft Plan Approval
Attachment "C" – Approved Redlined Plan

REPORT PREPARED BY

Decio Lopes, RPP, Supervisor – Planning Services

REPORT SIGNED AND VERIFIED BY

Kerri Marshall, Commissioner – Growth

(09/29/2025)